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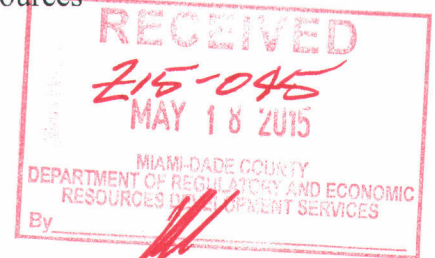
May 15, 2015

VIA HAND DELIVERY

Mr. Eric Silva, AICP
Senior Division Chief, Department of Regulatory and Economic Resources
111 NW First Street, 11th Floor
Miami, Florida 33131

Re: WRC Properties, LLC - Letter of Intent

Dear Mr. Silva:



This shall constitute our Letter of Intent on behalf of WRC Properties, LLC (the "Applicant") in support of its application for liquor spacing exception and related non-use variances to permit the expansion of the existing World of Beer into an adjoining bay (the "Application"). The subject property is the Palms at Town and Country shopping center, which consists of +/-27.49 acres of land lying in the vicinity of the northwest corner of Kendall Drive and NW 117 Avenue in unincorporated Miami-Dade County, Florida (the "Property").

In 2012, Community Zoning Appeals Board 12 approved Resolution CZAB12-4-12, which approved a special exception and several non-use variances to permit the operation of an alcoholic beverage establishment with associated music and entertainment within a commercial bay in the Palms shopping center. A copy of that Resolution is attached for your convenience. Shortly after the approval of that Resolution, World of Beer began operations in that location.

World of Beer has enjoyed success in that location, and would like to expand its existing 3,140 s.f. facility into the immediately adjoining bay (approximately 1,880 s.f.) to provide additional food and full table service. That bay was previously occupied by a restaurant use, and the proposed uses by World of Beer – as reflected in the accompanying site plan – do not involve an expansion of the actual patron bar or music stage into the adjoining bay. Rather, World of Beer is proposing kitchen facilities, table service and patron seating, and the like – restaurant uses of the kind permitted as of right within the underlying zoning district. Upon consultation with the County's professional staff, however, it was determined that since patrons will be able to move from the existing World of Beer establishment through the proposed doorway connection between the bays, the proposal involves expanding the bar use into the new bay.

Accordingly, the Applicant is requesting approval for the new bay of the same spacing exception, non-use variance to permit live music in a bar, and non-use variance for hours of

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operation as were approved in Resolution CZAB 12-4-12. No expansion of outdoor seating is proposed as part of this Application. As noted above, the proposed use of the new bay will consist entirely of restaurant-type uses, which are both permitted as-of-right and which are the same uses that were conducted by the previous tenant in that bay. The proposed uses will not increase the area of the patron bar or stage of the existing World of Beer, but will simply allow World of Beer to add full-service dining to their facility. Since the two bays will be connected by an internal doorway, this request has been determined to involve an expansion of the bar use previously approved in the Resolution, public hearing approval of the new dining area is required.

Based on the above, we respectfully request your favorable review and a recommendation of approval for this Application. As always, should you have any questions or require additional information, please feel free to call me directly at 305-789-7758.

Respectfully submitted,

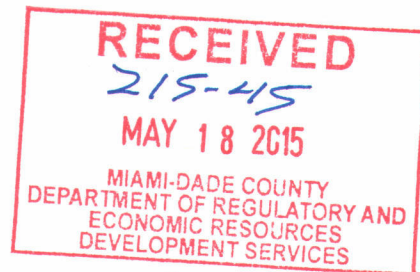
HOLLAND & KNIGHT, LLP


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Enclosures

cc: Ms. Joy Medlock

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 DAH